

002.A

0003

0120.1

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

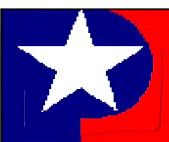
901,800 / 901,800

USE VALUE:

901,800 / 901,800

ASSESSED:

901,800 / 901,800


Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 120 | | THORNDIKE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: SAYLOR PHILIP J & LAURA S | |
| Owner 2: | |
| Owner 3: | |

| | |
|-----------------------------------|--|
| Street 1: 120 THORNDIKE ST UNIT 1 | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

PREVIOUS OWNER

| | |
|--|--|
| Owner 1: GO NANCY/TRUSTEE - | |
| Owner 2: NANCY GO 2012 REVOCABLE TRUST - | |

| | |
|-----------------------------------|-------|
| Street 1: 120 THORNDIKE ST UNIT 1 | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |

| | |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Wood Shingle Exterior and 2442 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7659 | | | | | | | | | | | | G6 | 1. | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 901,800 | | | 901,800 | | 260513 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/09/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 002.A-0003-0120.1 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 901,800 | 0 | . | . | 901,800 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 886,100 | 0 | . | . | 886,100 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 870,400 | 0 | . | . | 870,400 | 870,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 849,700 | 0 | . | . | 849,700 | 849,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 773,500 | 0 | . | . | 773,500 | 773,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 694,100 | 0 | . | . | 694,100 | 694,100 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 694,100 | 0 | . | . | 694,100 | 694,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 576,600 | 0 | . | . | 576,600 | 576,600 | Year End Roll | 12/11/2014 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|-----------|
| GO NANCY/TRUSTE | 63887-486 | | 7/9/2014 | | 740,000 | No | No | | | 14954 |
| GO ROBERT CHO, | 60697-284 | | 12/11/2012 | Convenience | | 1 | No | No | | |
| BRADLEY JAMES F | 51459-594 | | 7/18/2008 | | 710,500 | No | No | | | |
| BRADLEY JAMES | 41771-551 | | 1/13/2004 | Family | | 1 | No | No | | |

| BUILDING PERMITS | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | |
|------------------|--------|-------------|--------|-----|------------|----------|------------|---------|------|--------|----------------------|-------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 5/9/2018 | | Measured | | | | | | | | | DGM | D Mann | | | | | |
| 5/14/2015 | | SQ Returned | | | | | | | | | MM | Mary M | | | | | |
| 5/9/2005 | | Inspected | | | | | | | | | BR | B Rossignol | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-----------|-----|---------------------------|-------------------------|------|-----|-------------------------|--------------|--------|----------|----------------------|------|--------|------------|------------------------------------|-------|--------------|---|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type: 8 | - Condo TnHs. | | | Full Bath: 2 | Rating: Very Good | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2T | - 2 & 3/4 Sty | | | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: 1 | | | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid | Desc: Line 1 | | | # Units: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: GRAY | | | | A Kits: 1 | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Very Good | | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: B- - Good (-) | | | | CONDO INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 2002 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jurisdict: G6 | Fact: . | | | Floor: M - Multi-Level | | | | Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 50.000000000 | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | 1 | 6 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: VG - Very Good | 5.1 % | | | Additions: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal | 1 | - Drywall | | Functional: | % | | | Kitchen: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | % | | | Baths: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | % | | | Plumbing: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | % | | | Electric: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | | | Total: | 5.1 % | | | Heating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | General: | 1 | 6 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 250.00 | | | | COMPARABLE SALES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 2 | | | | Size Adj.: 0.74570024 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 186.406 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 68355 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 | - Gas | | | Grade Factor: 1.21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 15 | - H.V.A.C | | | NBHD Inf: 1.50000000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 950260 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 48463 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 901797 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Model: | | | | Serial #: | | | | Year: | | | | Color: | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 002.A-0003-0120.1 | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | | | | | | Total: | | | | | | | | | | | | | | | | | | | | | | | | | |